



4 Circle Place,
Hexham, Northumberland, NE46 3QA

youngsRPS 

**4 Circle Place
Hexham
Northumberland
NE46 3QA**

Guide Price: £145,000

Two bedroom mid terraced property with rear yard, conveniently situated within the popular market town of Hexham.

- Two bedrooms
- Well presented accommodation
- Gas central heating and double glazing
- Outhouse
- Shared rear yard
- Convenient location
- No onward chain
- Energy efficiency rating D (59)

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01434 608980





DESCRIPTION

Two bedroom mid terraced property with rear yard, conveniently situated within the popular market town of Hexham.

The front door opens into the entrance porch, with door leading into the spacious living room which includes a useful under stairs cupboard. The kitchen is fitted with a range of shaker style wall and base units with freestanding oven and plumbing for a washing machine. There is a door leading out to the rear garden and stairs leading up to the first floor. On the first floor there are two bedrooms, with the master bedroom benefitting from built in storage. The bathroom is fitted with a bath with shower over, WC and wash hand basin.

Externally there is a shared courtyard garden and two outhouses.

LOCATION

Circle Place is situated within walking distance of all the facilities and amenities the town has to offer. The property is well placed for the excellent schools in Hexham. The thriving market town of Hexham was voted the happiest place to live in Great Britain by Rightmove's annual Happy at Home index in 2019 and 2021. The streets of Hexham are home to many independent businesses, from delicatessens and greengrocers through to sport and arts centres.

Despite being surrounded by the tranquil Tyne Valley countryside, Hexham is within excellent road and rail distance of Newcastle, Carlisle and beyond; making it the perfect location for those that enjoy both country and metropolitan pursuits.

SERVICES

Mains gas, electricity, water and drainage are connected. Gas fired central heating to radiators also supplying the domestic hot water.

CHARGES

Northumberland County Council tax band A.

VIEWINGS

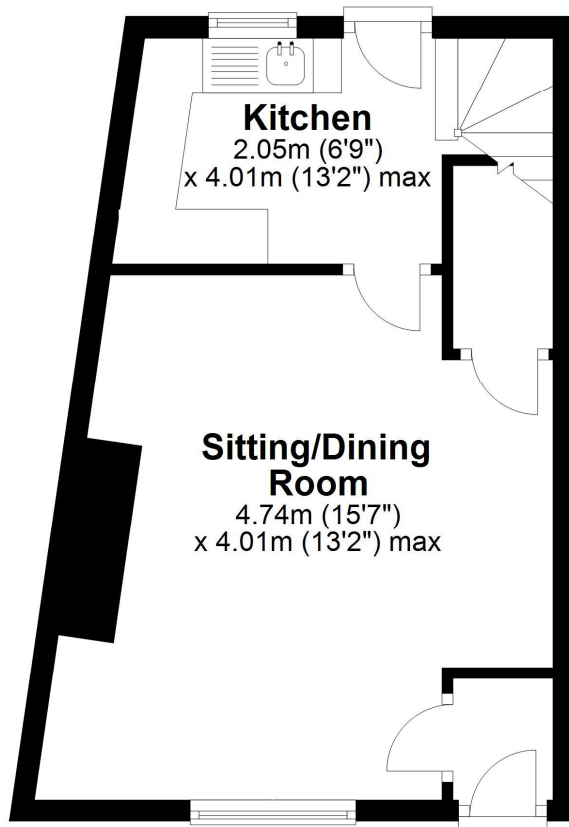
Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

FREE MARKET APPRAISAL

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.

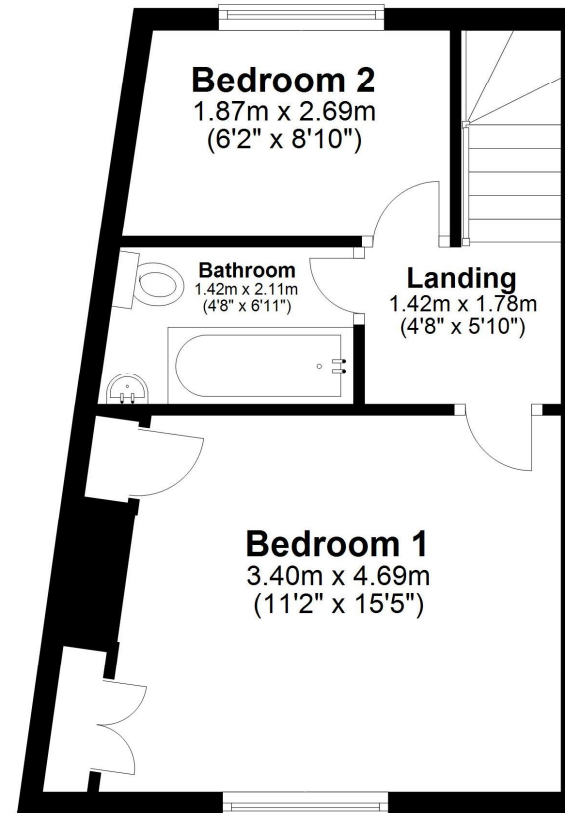
Ground Floor

Approx. 28.9 sq. metres (311.4 sq. feet)



First Floor

Approx. 28.9 sq. metres (311.6 sq. feet)



Total area: approx. 57.9 sq. metres (622.9 sq. feet)

4 Circle Place, Hexham

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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